

049.0

0002

0001.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

380,800 /

380,800

USE VALUE:

380,800 /

380,800

ASSESSED:

380,800 /

380,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GARDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NCH HOLDINGS LLC	
Owner 2:	
Owner 3:	

Street 1: 18 BURNHAM RD

Street 2:

Twn/City: NORTH BILLERICA

St/Prov: MA Cntry: Own Occ: N

Postal: 01862 Type:

PREVIOUS OWNER

Owner 1: HEFFRON NANCY J -

Owner 2: MCLEMAN CHARLES M III / ETAL -

Street 1: 136 RIDGE ST

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

NARRATIVE DESCRIPTION

This parcel contains 5,924 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1950, having primarily Conc. Block Exterior and 2480 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		5924		Sq. Ft.	Site		0	15.25	2.91	CF									262,526						262,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
332	5924.000	118,300		262,500	380,800		34652
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	34652
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:11:56
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	118,300	0	5,924.	258,200	376,500	376,500	Year End Roll	12/18/2019
2019	332	FV	107,100	0	5,924.	228,100	335,200	335,200	Year End Roll	1/3/2019
2018	332	FV	92,600	0	5,924.	228,100	320,700	320,700	Year End Roll	12/20/2017
2017	332	FV	92,600	0	5,924.	228,100	320,700	320,700	Year End Roll	1/3/2017
2016	332	FV	81,900	0	5,924.	228,100	310,000	310,000	Year End	1/4/2016
2015	332	FV	77,300	0	5,924.	206,600	283,900	283,900	Year End Roll	12/11/2014
2014	332	FV	77,300	0	5,924.	206,600	283,900	283,900	Year End Roll	12/16/2013
2013	332	FV	77,300	0	5,924.	206,600	283,900	283,900		12/13/2012

Parcel ID 049.0-0002-0001.0

!4127!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFRON NANCY J	1552-40		11/21/2019	Convenience		1	No	No	
FATA HEATHER /	1552-39		11/21/2019	Convenience		1	No	No	
	789-115		1/1/1901	Family		No	No		Charles M McLeman, Jr-DOD: 02/18/2016 ~ Viole

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
5/13/2016	I & E Return	MM	Mary M
3/16/2009	Meas/Inspect	197	PATRIOT
10/31/2000	Hearing Chag	163	PATRIOT
4/14/2000	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	39 - Repair Gar.	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	5 - Piers	
Frame:	1 - Wood	
Prime Wall:	21 - Conc. Block	
Sec Wall:		%
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Poor
A HBth:	Rating:
OthrFix:	Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0	BRs: 0
	Baths:	HB 1

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	20
Prim Int Wall	5 - Minimal
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	0

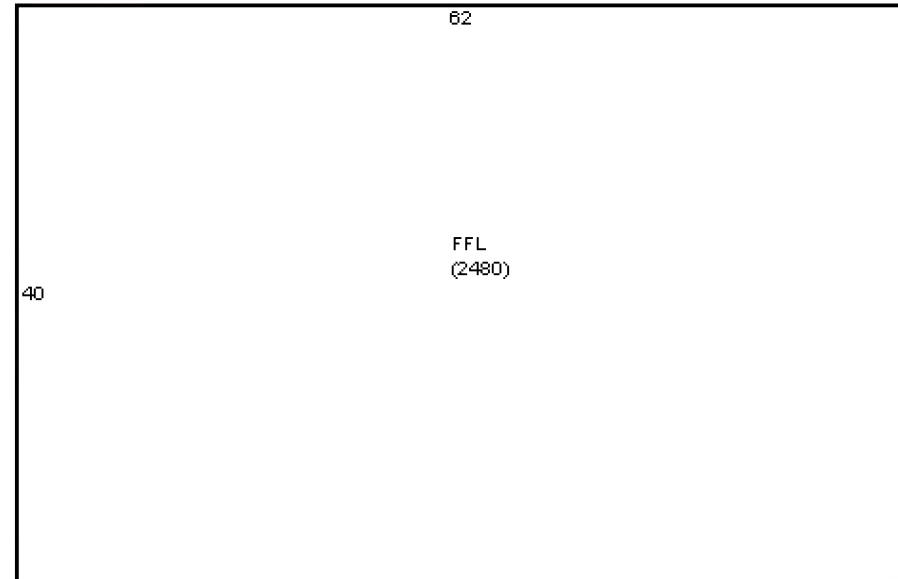
MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
SPEC FEATURES/YARD ITEMS									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

COMMENTS

1950 /BOB'S AUTO REPAIR FLOOR IN BAD SHAPE.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	2,480	72.610	180,061						
Net Sketched Area: 2,480 Total: 180,061										
Size Ad 2480 Gross Are 2480 FinArea 2480										

IMAGE

AssessPro Patriot Properties, Inc